

## **THE PROMENADE at CALEXICO - Calexico, California.**



This is a Master plan project of 140 acres mixed-use development in Calexico, California.

This Project aims to develop a comprehensive zone-by-zone development approach that is dynamic and responsive to existing and future economic and social condition of the town of Calexico. The development strategy is to bring traffic into the project site and create critical mass that will support future developments along the **Anza Road** artery, which includes, airport, commercial, business and industrial centers.

**Anza Road** will be a critical secondary road serving as a development alternative to the already crowded **Highway 111** in the very near future.

One of the highlights of the village outlet center's master plan is security. **As the whole project straddles along the U.S.-Mexico border, it is critical that security is addressed not only along the border but to the whole center as well.** The plan is to create a "sustained" security buffer that will first introduce a 60' wide border patrol security easement along the borderline. Secondly, a proposed second 12' high fence will be installed after the easement perimeter to secure the 60' security strip and to provide the first line of security for the center. Thirdly, the master plan calls for a minimum of 140' building setback from the secondary fence. This will serve as open space parking for the center and will double as security buffer for illegal aliens who have breached the previous security fences and easement. The distance will give sufficient time for the border patrol authorities and site security personnel to mobilize and catch those who have breached the fence. The project will also integrate in the project's site development plan the security and light towers already in place along the border. A specified linear distance interval of 300 feet is proposed for these towers and will be integrated at the rear parking lot inside the proposed security buffer.

